

ATKINS 150 SUBDIVISION



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**NW Quad Bloomington Rd. & I-57
Champaign, IL 61822**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712**

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BY ACCEPTING THIS CS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CS and/or any other Information concerning the Property; (5) you will not provide this CS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

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PROPERTY OVERVIEW

Subject property is a light industrial subdivision in Northern Champaign and features close proximity to the Regional Shopping District as well as great Interstate Access via 3 Interstates (I-57, I-72, and I-74). The property is located along Bloomington Rd. (US 150) just southwest of the I-57/I-74 Interchange. The tract is currently 6.88 Acres and can be subdivided into two (2) parcels being roughly similar in size. This property is within the city limits of the City of Champaign and all utilities are currently to site. The property is located in an Enterprise Zone and has IBP – Interstate Business Park District zoning. For a full list of allowable uses in this district, please visit: [Champaign Municipal Code](#).

The Atkins Group (TAG) is prepared to sell lots, and/or offer build-to-suite (BTS) solutions for companies of all sizes.

These industrial Lots are located less than 2.5 miles from Interstate 57 and within 5 miles of Interstate 74 and within 6 miles of Interstate 72.

Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

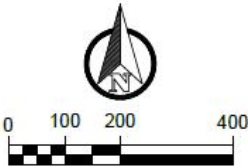
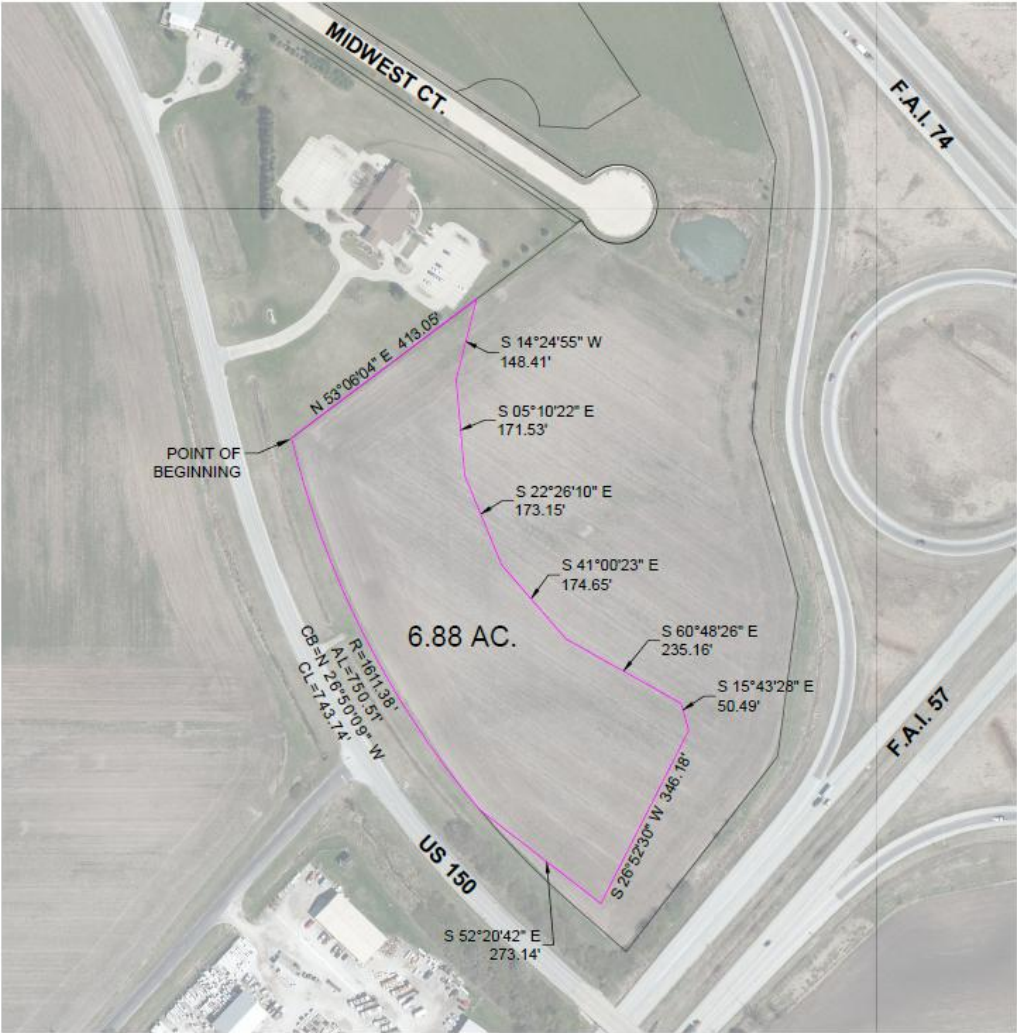
PROPERTY INFORMATION

Address	TBD
Sale Price	\$619,200
Price/Ac	\$90,000/Ac
Lot Size	3.44 – 6.88 Ac
PIN	41-14-34-300-013
Zoning	IBP- Interstate Business Park District
RE Tax	\$527.14 (2025 payable 2026)



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SITE PLAN



LEGAL DESCRIPTION US RTE 150

A Part of the Southwest Quarter of Section 34, Township 20 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois lying West of FAI 57 and South of FAI 74 being more particularly described as follows with bearings based on Illinois State Plane (East) Datum:

Beginning at the Southeast corner of Preliminary / Final Plat West Congregation of Jehovah's Witness Subdivision No. 1 recorded as Document No. 2008R10331 in the Office of the Recorder for Champaign County, Illinois, proceed North 53° 06' 04" East 413.05 feet along the East line of said Subdivision to the South Right of Way line of FAI 74 and the West Right of Way line of FAI 57 Interchange; thence South 14° 24' 55" West 148.41 feet along said Right of Way; thence South 05° 10' 22" East 171.53 feet along said Right of Way; thence South 22° 26' 10" East 173.15 feet along said Right of Way; thence South 41° 00' 23" East 174.65 feet along said Right of Way; thence South 60° 48' 26" East 235.16 feet along said Right of Way; thence South 15° 43' 28" East 50.49 feet along said Right of Way; thence South 26° 52' 30" West 346.18 feet along said Right of Way; thence North 52° 20' 42" West 273.14 feet to the Northerly Right of Way line of US Route 150; thence continue Northwesterly 750.51 feet along the arc of a curve concave to the Northeast having a radius of 1611.38 feet a chord bearing of North 26° 50' 09" West and a chord length of 743.74 feet to the Point of Beginning, encompassing 6.88 acres, more or less.

FILE # 10719021	SHEET 1 OF 1
U.S. RTE. 150 TRACT CHAMPAIGN, IL	
PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585	
DATE: 03/14/22	
FIELD BOOK: -----	
DRAWN BY: MAM	
CHECKED BY: SJP	

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AERIAL



Bloomington Rd. (US 150)

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DEVELOPER – THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.



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INVESTMENT HIGHLIGHTS

- Great Interstate Access
- Close Proximity to Major Shopping District
- Enterprise Zone
- All Utilities to Site
- Divisible